



7301 State Avenue

Kansas City, Kansas

- ±16,100 SF Retail / Commercial Building (±5,000 SF Office & ±11,100 SF Warehouse)
- Five - 10'x10' Drive-in Doors & Two 12'x12' Drive-in Doors
- 10.07 Acres of outdoor storage
- Air-Conditioned Office & Showroom with Heated Warehouse
- Sale Price: \$3,300,000

For more information:

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Evan Calkins

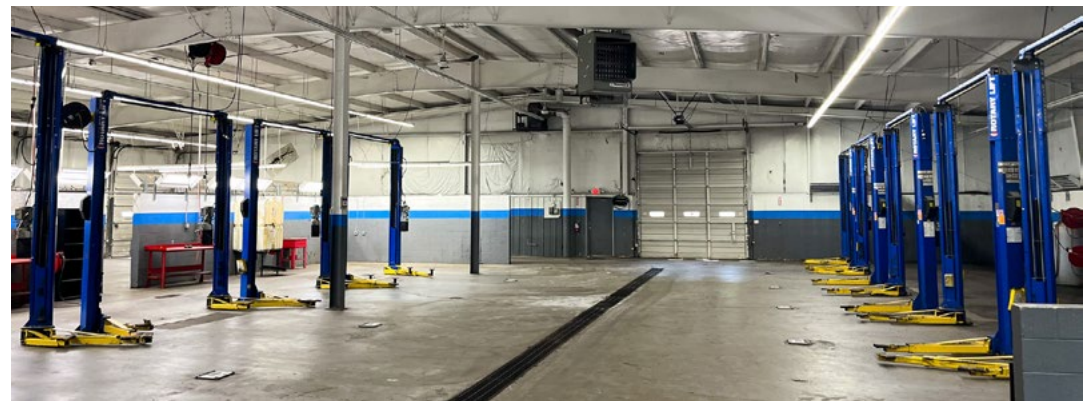
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Building Specs:

BUILDING SIZE:	±16,100 SF Total ±5,000 SF Office ±11,100 SF Warehouse
LOADING:	Five - 10'x10' Drive-in Doors Two - 12'x12' Drive-in Doors
ACREAGE:	±3.5 Developed with ±6.5 Acres for Additional Expansion
YEAR BUILT:	1978 with Renovation in 2015
ZONING:	CP-2 (Planned General Business District)
POWER:	Heavy Power - 600 Amp / 240v / 3-Phase
CLEAR HEIGHT:	14'-17'
CONSTRUCTION:	Steel Frame
ROOF:	New Roof with 60 Mil Overlay installed in 2023
COLUMNS:	50'x25'
RESTROOMS:	Warehouse & Office





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